

COMMUNITY MEETING REPORT  
**Petitioner: K Sade Ventures, Inc.**  
Rezoning Petition No. 2020-021

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on May 27, 2020. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held via Zoom meeting on Tuesday, June 9, 2020 at 6:30 p.m.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by the following individuals who responded to the meeting notice: Briana Rogers and Charlotte City Council Member Renee Johnson. The Petitioner's representative at the Community Meeting was Ty Shaffer of Robinson Bradshaw & Hinson.

**SUMMARY OF ISSUES DISCUSSED:**

The slides attached as Exhibit C were presented at the meeting. Copies of those slides will be made available on request, and also will be posted to the Planning Department's website on the page for this Petition.

Informal discussion preceded formal commencement of the Community Meeting.

Once all attendees arrived, Ty Shaffer welcomed everyone to the Community Meeting. Mr. Shaffer then provided the current schedule of events relating to this Rezoning Petition:

- Public Hearing—July 20, 2020
- Zoning Committee Work Session—August 4, 2020
- City Council Decision—September 21, 2020

He explained that the Public Hearing on July 20 is the opportunity for the public to speak in favor of or against the Petition.

Mr. Shaffer explained that the 4.35 acre parcel (the "Site") that is the subject of this Rezoning Petition is in the City's ETJ, but that it is the subject of an annexation petition. No date has been set for the hearing on that annexation request.

Mr. Shaffer explained that the Site currently is zoned B-1 (CD) but is restricted to use as a funeral home. The Petitioner is requesting that the Site be rezoned to the B-2 (CD) district to accommodate up to 20,000 SF of neighborhood business uses. The Petitioner does not have specific users lined up for the Site at this time. All business uses permitted in the B-2 zoning district would be allowed on the Site if the Petition is approved.

To provide more context, Mr. Shaffer then gave an overview of Rezoning Petition 2018-160, which the Petitioner filed in 2018. That Petition, which requested the rezoning of approximately 90 acres adjacent to the Site, was approved by Charlotte City Council in October 2019 and permits a combination of multifamily and single-family detached residential uses. The multifamily component of that project is immediately adjacent to the Site that is the subject of this Community Meeting. In connection with that residential project, the Petitioner is required to complete a number of transportation improvements along University City Boulevard, which are summarized in the slides.

Mr. Shaffer then presented the rezoning plan for this Site. He noted that there will be access into the Site from the entrance road into the adjacent residential project. The rezoning plan also proposes two options for access to the Site from University City Boulevard—(a) an entrance drive near the midpoint of the Site’s frontage on University City Boulevard, to be used if more than one building is constructed on the Site, or (b) an entrance drive farther down University City Boulevard if only a single building is constructed on the Site. Mr. Shaffer pointed out proposed tree save locations. Finally, he noted that there may be changes to this plan in response to comments from Planning Staff.

The Community Meeting was then devoted to a question, answer, and comment session. There being no questions raised, Mr. Shaffer indicated that he was happy to answer any questions that arise after the Community Meeting, and the meeting adjourned.

Respectfully submitted, this 10th day of June, 2020.

**K Sade Ventures, Inc., Petitioner**

cc: Charlotte Planning, Design and Development Department – Rezoning Staff

2020-021	FID	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-021	0		1 05111103	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2020-021	0		1 05111104	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2020-021	0		1 05111105	K SADE VENTURES LLC				200 PARK AT NORTH HILLS ST STE 1400		RALEIGH	NC	27609
2020-021	0		2 05111106	D & J LAND LLC				1906 DOVE DR		CHARLOTTE	NC	28214
2020-021	0		1 05111107	CAROLINA CEMETERY PARK CORP				PO BOX 3257		CONCORD	NC	28025
2020-021	0		1 05111114	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2020-021	0		1 05111199	JOHNSON	SHIRLEY LONG			7774 PHARR MILL RD		HARRISBURG	NC	28075
2020-021	0		1 05114102	GALVAN INDUSTRIES INC				PO BOX 369		HARRISBURG	NC	28075
2020-021	0		1 05114109	CER-MET INC				12010 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28213
2020-021	0		1 05114122	EM&C INVESTMENTS LLC				PO BOX 369		HARRISBURG	NC	28075
2020-021	0		1 05114123	EM&C INVESTMENTS LLC				PO BOX 369		HARRISBURG	NC	28075
2020-021	0		1 05114124	HIGHWAY 49 OUTPARCEL ASSOC INC				2400S BLVD UNIT 300		CHARLOTTE	NC	28203

2020_021	FREQUENCY	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020_021	1	Back Creek Forest	Briana	Rogers	2521 Woodsorrel Ln		Charlotte	NC	28213
2020_021	1	Berkshire/ Coventry	Bobby	James	3611 Danvers Street		Charlotte	NC	28213
2020_021	1	Butterfly Visions Project	Tiffany	Sanders	11720 Windy Creek Drive	D	Charlotte	NC	28262
2020_021	1	Charlotte237	Mr-ed	Mulheren	2709 Harris Houston Rd		Charlotte	NC	28262
2020_021	1	Harris-Houston Community Association	Mary	Kegley	10601 Whittersham Dr		Charlotte	NC	28262
2020_021	1	The Villages of Wexford HOA	Marcia	Jeter	10741 Downpatrick Pl.		Charlotte	NC	28262
2020_021	1	Villages Of Wexford Homeowners Association	Doug	Nitkiewicz	11048 Wiltshire Ln		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2020-021** filed by K Sade Ventures Inc. to request the rezoning of approximately 4.35 acres located along the north side of University City Boulevard, east of Cabarrus Farm Road

**Date and Time of Meeting:** Tuesday, June 9, 2020 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Community Meeting

We are assisting K Sade Ventures Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of a 4.35 acre site located along the north side of University City Boulevard, east of Cabarrus Farm Road, from the B-1 (CD) zoning district to the B-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of neighborhood business uses permitted in the B-2 zoning district.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, June 9, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must e-mail their personal e-mail addresses to [tshaffer@robinsonbradshaw.com](mailto:tshaffer@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact Ty Shaffer at the e-mail address or phone number below.

Once you log into the Community Meeting a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available online for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department’s webpage for this Rezoning Petition (Rezoning Petition No. 2020-021), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-021.aspx>. You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please contact Ty Shaffer by phone at (704) 377-8142 or e-mail at [tshaffer@robinsonbradshaw.com](mailto:tshaffer@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)  
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)  
Mr. Will Linville, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 27, 2020

# Rezoning Petition No. 2020-021

K Sade Ventures, Petitioner

Community Meeting

June 9, 2020

ROBINSON  
BRADSHAW

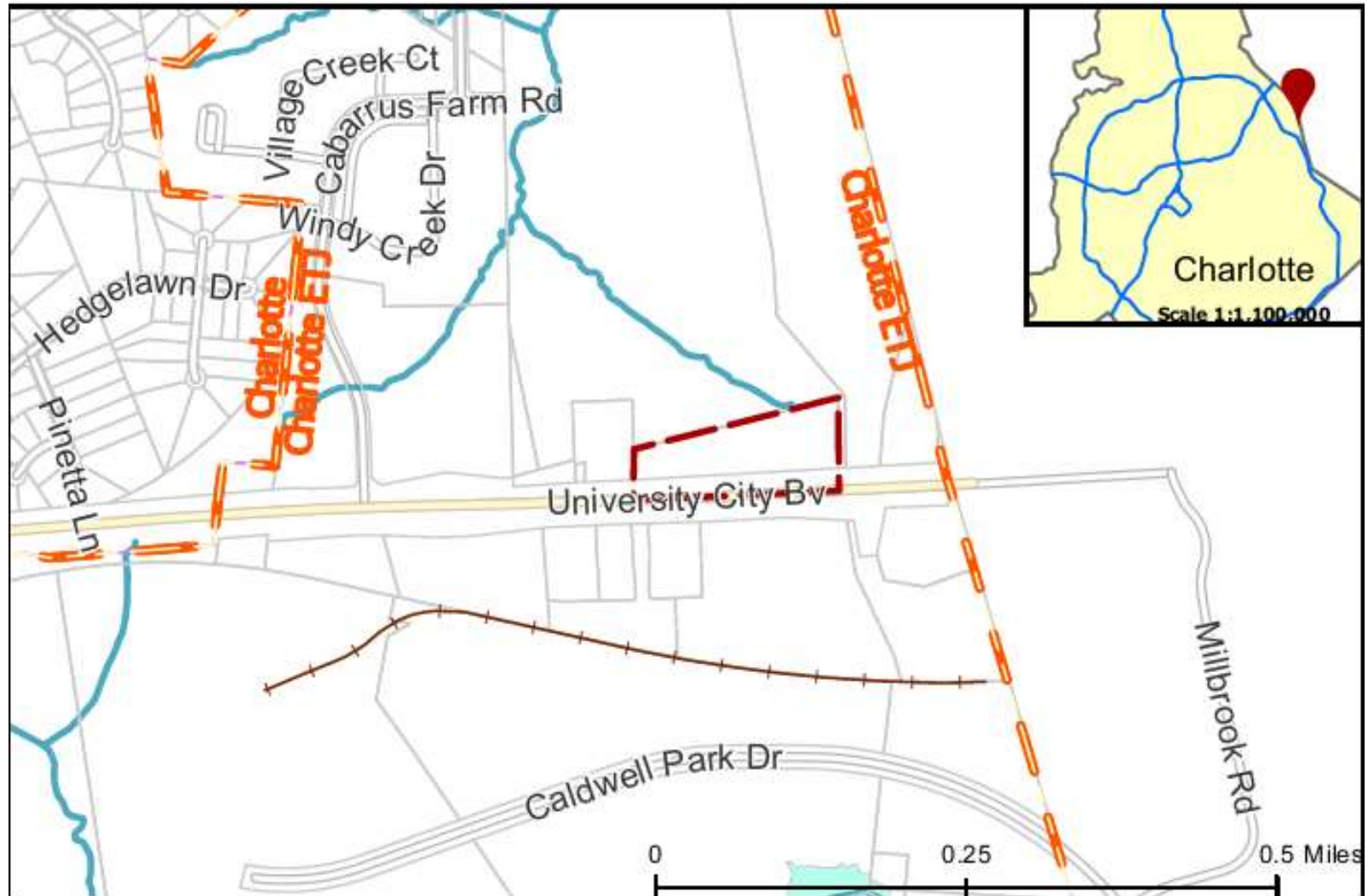
Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

## Current Rezoning Schedule

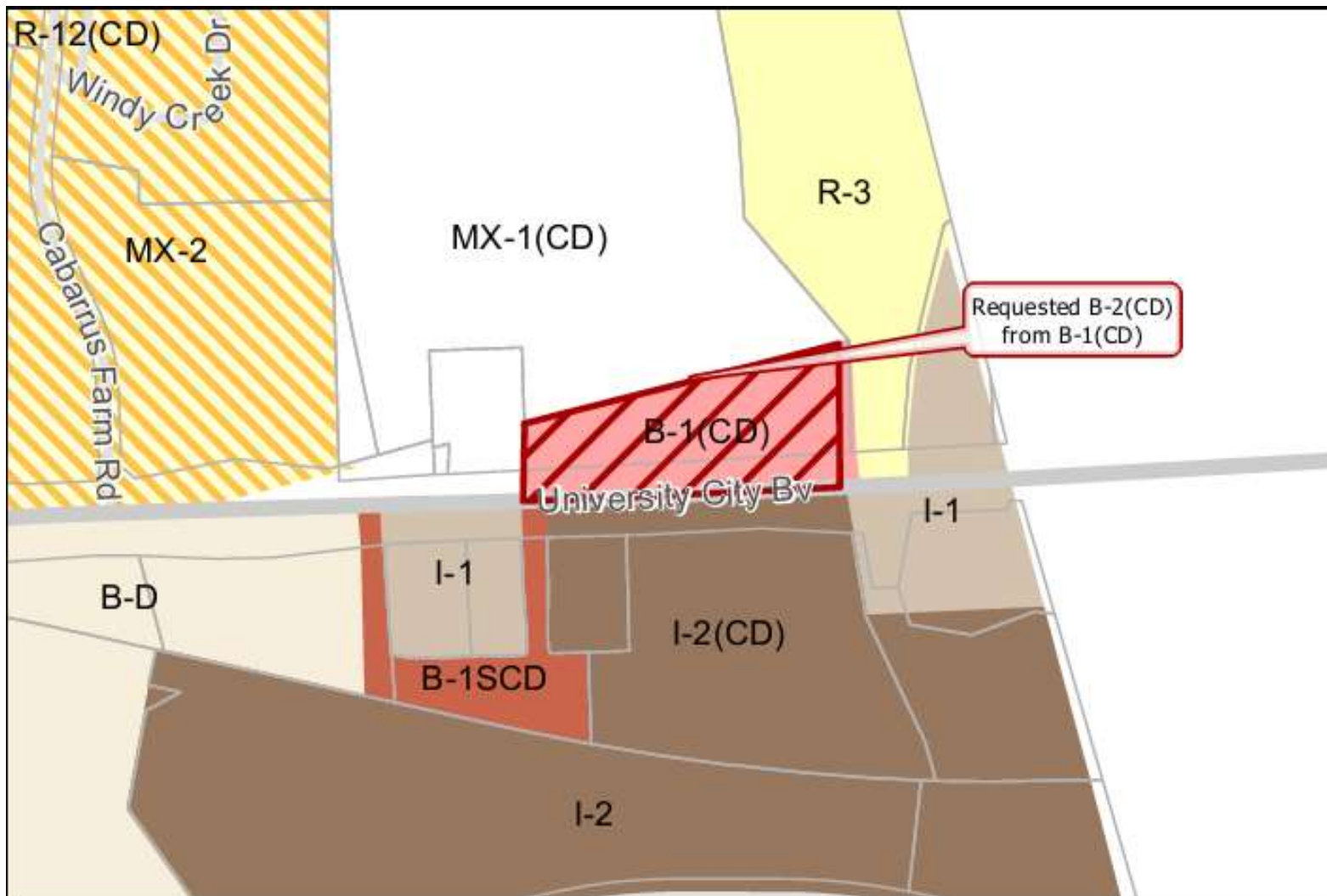
- Public Hearing: Monday, July 20, 2020 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, August 4, 2020 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, September 21, 2020  
5:30 PM at the Charlotte-Mecklenburg  
Government Center



## Site – 4.35 Acres



# Existing Zoning

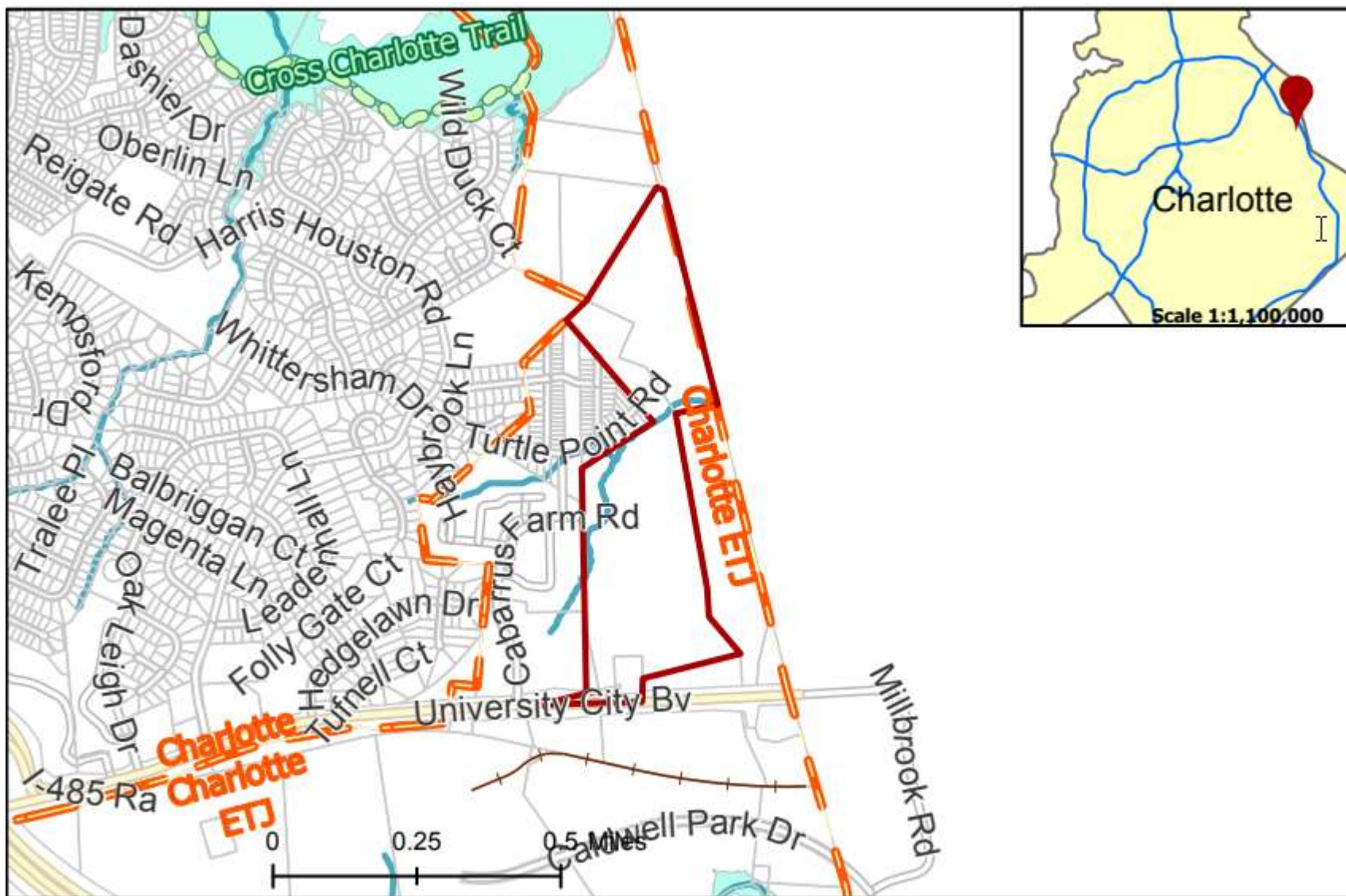


## Rezoning Request

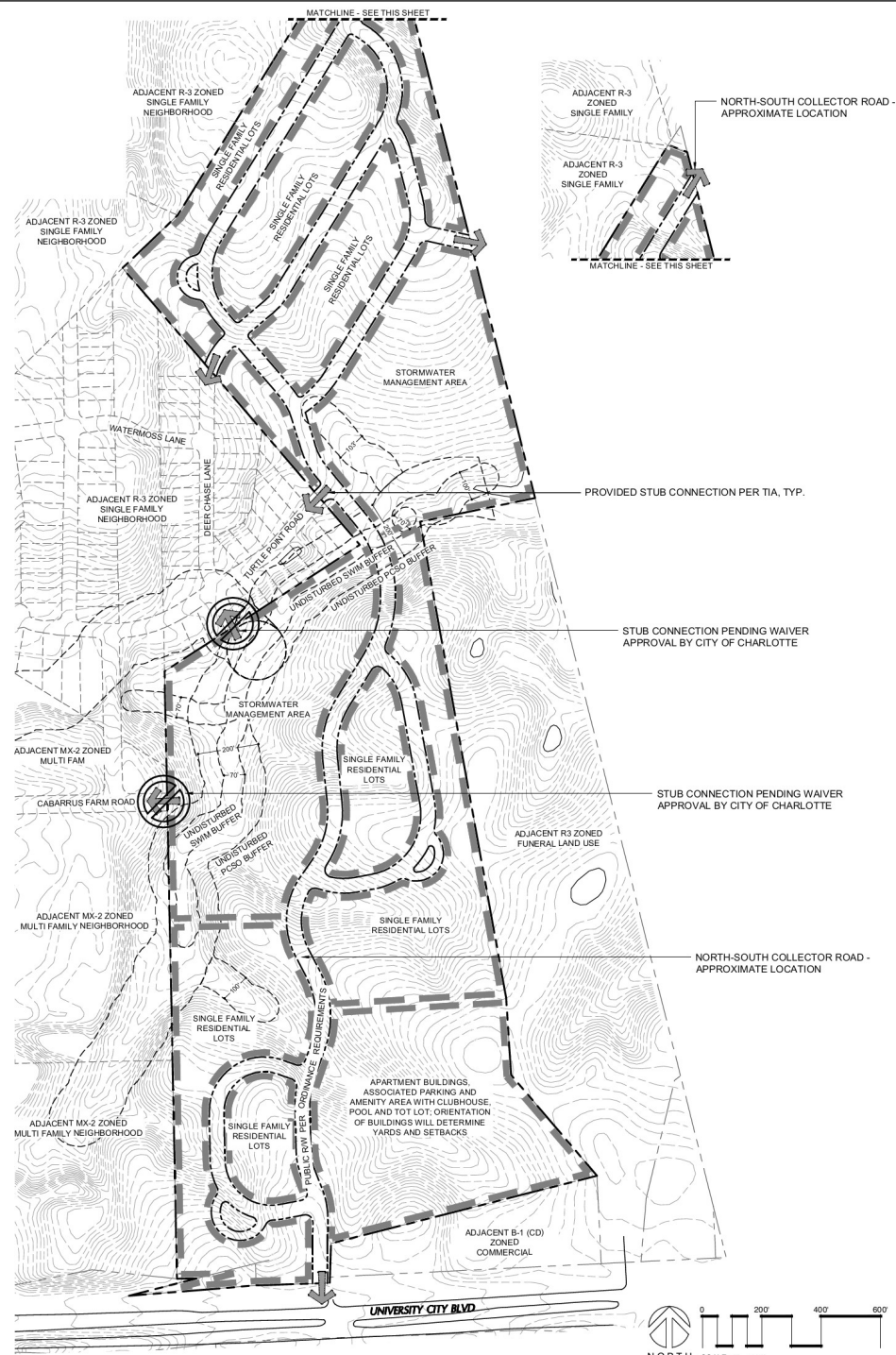
Requesting that the site be rezoned from the B-1 (CD) zoning district to the B-2 (CD) zoning district to accommodate development of up to 20,000 SF of neighborhood business uses on the site.



Approved Site Plan 2018-160  
(90.31 acres adjacent to this site)



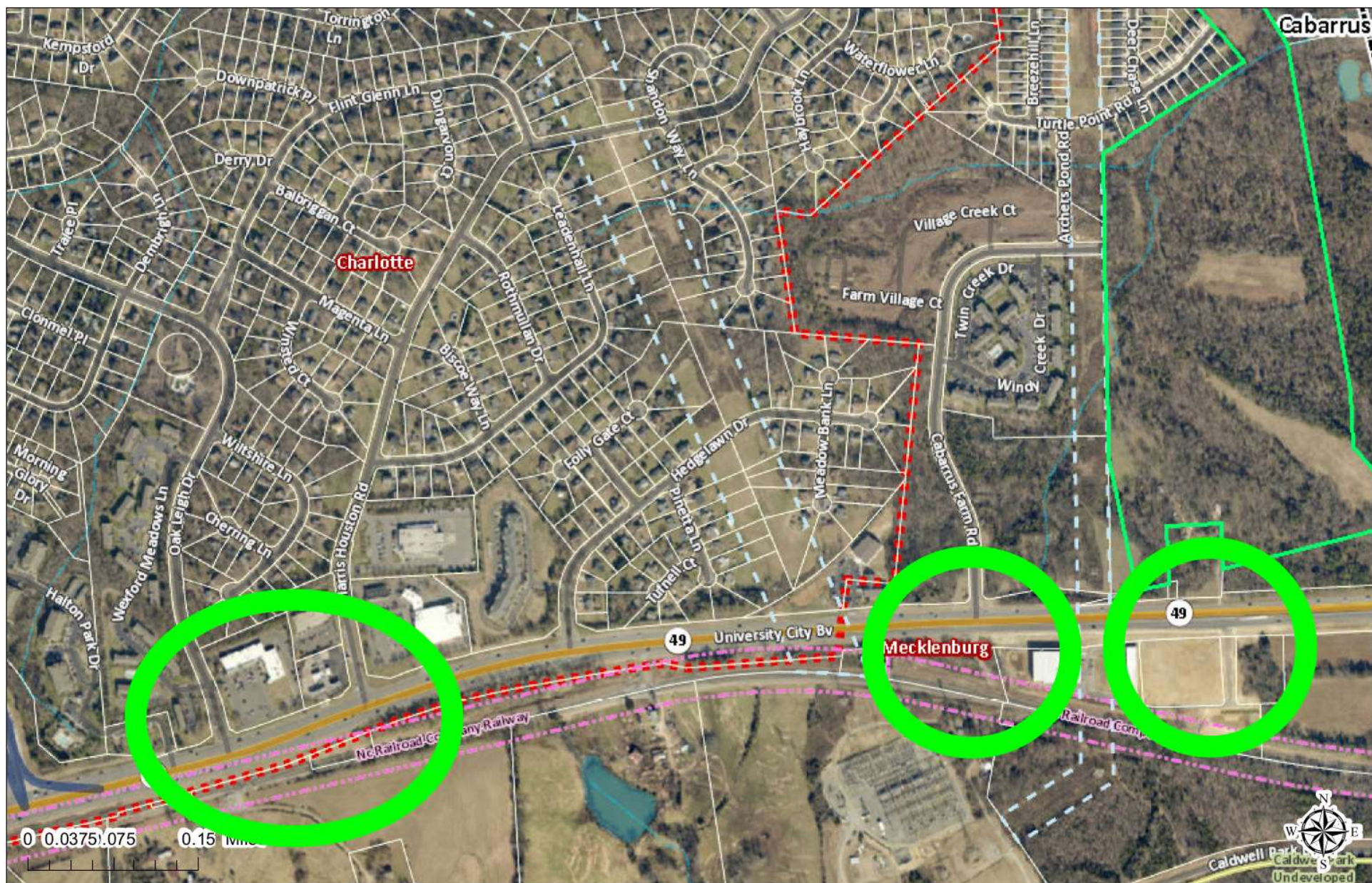






# Transportation Improvements Required of K Sade Ventures, Inc. in Connection with Petition 2018-160





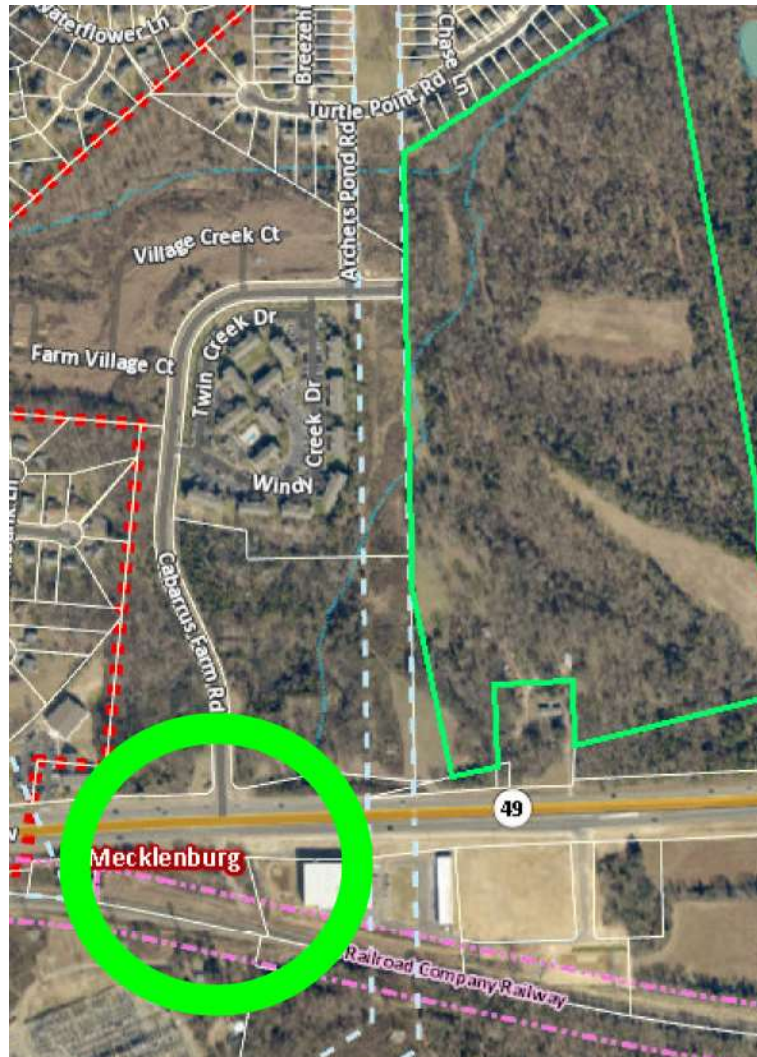


# NC 49 and Harris Houston Road/Oak Leigh Drive



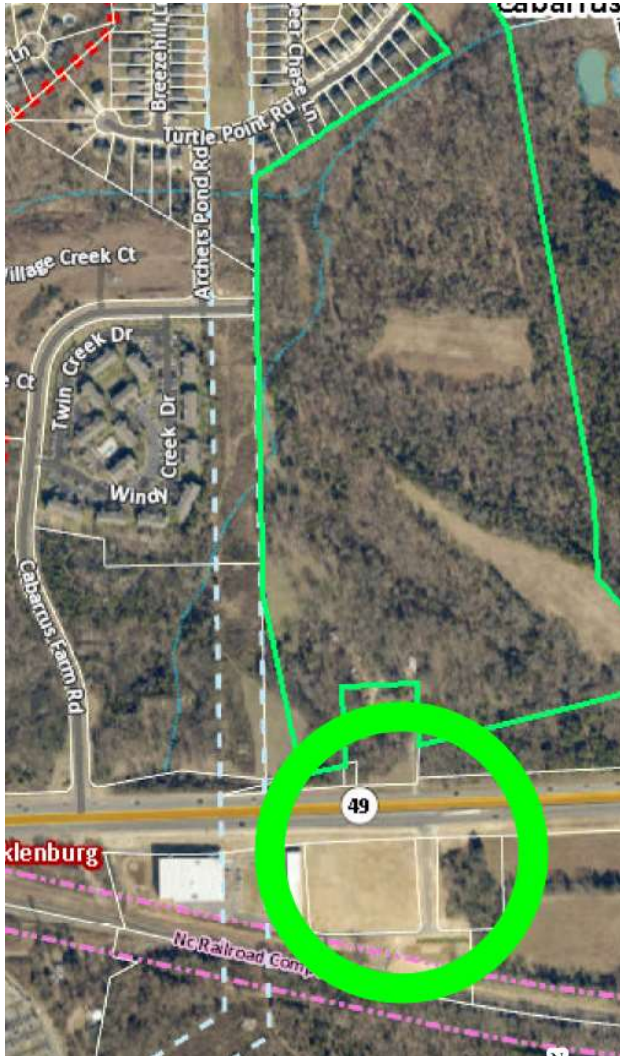
- Convert to signalized left-over
- Install traffic signal
- Stripe southbound Harris Houston Rd. with two-lane cross-section (one ingress, one right-turn egress)
- Modify intersection of NC 49 and Oak Leigh Drive to accommodate U-turn of trucks

## NC 49 and Cabarrus Farm Road



- Convert intersection to a left-over
- Stripe southbound Cabarrus Farm Rd. with two-lane cross-section (one ingress, one right-turn egress)

## NC 49 and Entrance Drive to Extra Space Storage



- Convert intersection to double left-over
- Stripe southbound access with two-lane cross-section (one ingress, one right-turn egress)



# Site Plan for Petition 2020-021

